

071.0

0002

0007.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

957,000 / 957,000

USE VALUE:

957,000 / 957,000

ASSESSED:

957,000 / 957,000


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
23		BEVERLY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: IYER GANESH &	
Owner 2: IYER USHA	
Owner 3:	

Street 1: 23 BEVERLY RD	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Own Occ: Y	

Postal: 02474	Type:
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PREVIOUS OWNER

Owner 1: GULER CAROL A -	
Owner 2: -	

Street 1: 23 BEVERLY RD	
Twn/City: ARLINGTON	

St/Prov: MA	Cntry
Postal: 02474	

St/Prov: MA	Cntry
Postal: 02474	

NARRATIVE DESCRIPTION

This parcel contains .204 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1953, having primarily Vinyl Exterior and 2579 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 10 Rooms, and 6 Bdrms.	
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OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8900		Sq. Ft.	Site		0	70.	0.77	4									480,900						480,900	

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	8900.000	476,100		480,900	957,000		45230
							GIS Ref
							GIS Ref
							Insp Date
							11/03/18

PREVIOUS ASSESSMENT								Parcel ID	071.0-0002-0007.0	USER DEFINED			
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date			
2022	101	FV	476,100	0	8,900.	480,900	957,000		Year end	12/23/2021			
2021	101	FV	434,500	0	8,900.	480,900	915,400		Year End Roll	12/10/2020			
2020	101	FV	434,500	0	8,900.	480,900	915,400	915,400	Year End Roll	12/18/2019			
2019	101	FV	331,100	0	8,900.	480,900	812,000	812,000	Year End Roll	1/3/2019			
2018	101	FV	331,100	0	8,900.	412,200	743,300	743,300	Year End Roll	12/20/2017			
2017	101	FV	331,100	0	8,900.	384,700	715,800	715,800	Year End Roll	1/3/2017			
2016	101	FV	331,100	0	8,900.	329,800	660,900	660,900	Year End	1/4/2016			
2015	101	FV	322,800	0	8,900.	295,400	618,200	618,200	Year End Roll	12/11/2014			

SALES INFORMATION										TAX DISTRICT			PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes							
GULER CAROL A,	1475-37		7/17/2015		805,000	No	No									
MCLAREN JOHN S	1161-164		9/24/1996			1	No	No	A							

BUILDING PERMITS												ACTIVITY INFORMATION											
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment				Date	Result	By	Name								
7/21/2020	820	Addition	48,100	O				RENO KITCH, EXTEND				7/22/2021	Permit Visit	DGM	D Mann								
5/30/2019	789	Redo Kit	32,000	C								11/3/2018	Inspected	BS	Barbara S								
10/16/2012	1322	Manual	6,000	C								10/20/2018	MEAS&NOTICE	BS	Barbara S								
6/30/2009	541	Redo Bas	29,845					FIN BMT				4/29/2016	Sales Review	PT	Paul T								
7/13/2006	585	New Wind	21,615		G8	GR FY08						4/18/2013	Info Fm Prmt	EMK	Ellen K								
11/12/2001	848	Addition	57,795	O				CONVERT GARAGE TO				3/3/2010	Info Fm Prmt	BR	B Rossignol								
4/25/2001	257	New Wind	1,705	C								2/13/2009	Meas/Inspect	163	PATRIOT								
7/5/1995	375		3,000					REMODEL BATH				5/3/2002	Permit Visit	PM	Peter M								
3/14/1995	96	Addition	22,000					ADD 2ND FLOOR				4/20/2000	Inspected	243	PATRIOT								

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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EXTERIOR INFORMATION

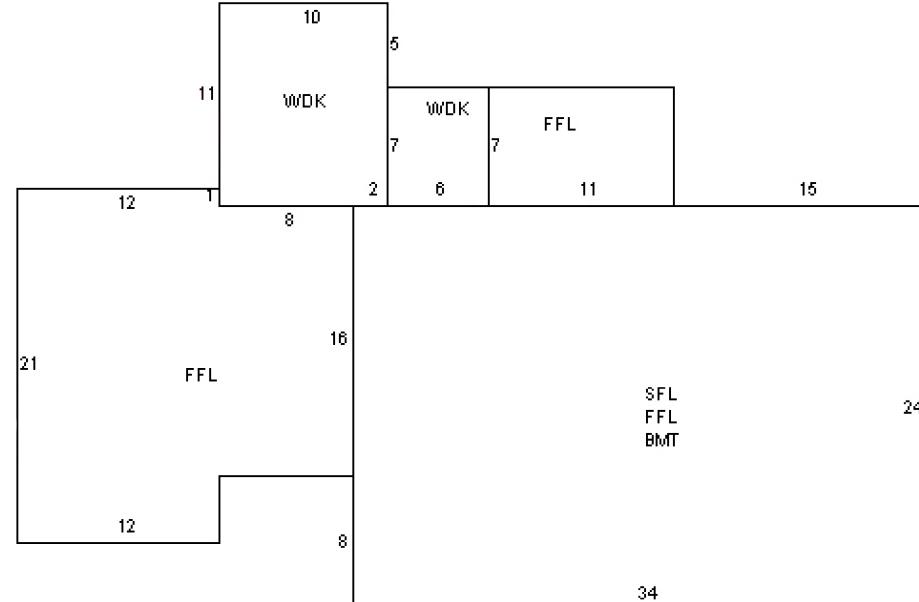
Type:	6 - Colonial	
Sty Ht:	2 - 2 Story	
(Liv) Units:	1	Total: 1
Foundation:	1 - Concrete	
Frame:	1 - Wood	
Prime Wall:	4 - Vinyl	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	GRAY	
View / Desir:		

BATH FEATURES

Full Bath:	1	Rating: Average
A Bath:		Rating:
3/4 Bath:	1	Rating: Average
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:	1	Rating: Average

COMMENTS

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SKETCH**GENERAL INFORMATION**

Grade:	B - Good (-)
Year Blt:	1953
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	G22
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal	1 - Drywall
Sec Int Wall:	
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	4 - Carpet
Bsmt Flr:	12 - Concrete
Subfloor:	
Bsmt Gar:	
Electric:	3 - Typical
Insulation:	3 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	3 - Forced H/W
# Heat Sys:	2
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

DEPRECIATION

Phys Cond: GD - Good

18. %

Functional:

%

Economic:

%

Special:

%

Override:

%

Total:

18.6 %

CALC SUMMARY

Basic \$ / SQ: 130.00

Size Adj.: 1.15263271

Const Adj.: 1.04573703

Adj \$ / SQ: 156.696

Other Features: 88000

Grade Factor: 1.21

NBHD Inf: 1.00000000

NBHD Mod:

LUC Factor: 1.00

Adj Total: 584886

Depreciation: 108789

Depreciated Total: 476097

COMPARABLE SALES

Rate Parcel ID Typ Date Sale Price

WtAv\$/SQ: AvRate: Ind.Val

Juris. Factor: 1.00 Before Depr: 189.60

Special Features: 0 Val/Su Net: 155.23

Final Total: 476100 Val/Su SzAd: 227.91

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
FFL	First Floor	1,273	156.700	199,473	BMT	100	GFB	60	G	
BMT	Basement	816	80.850	65,978						
SFL	Second Floor	816	156.700	127,864						
WDK	Deck	162	12.730	2,062						
Net Sketched Area: 3,067				Total: 395,377						
Size Ad	2089	Gross Area	3067	FinArea	2579					

IMAGE**AssessPro Patriot Properties, Inc****MOBILE HOME**

Make: Model: Serial #: Year: Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 071-0002-0007.0

Code Description A Y/S Qty Size/Dim Qual Con Year Unit Price D/S Dep LUC Fact NB Fa Appr Value JCod JFact Juris. Value

2 Frame Shed D Y 1 8X14 A AV 2006 0.00 T 10.4 101

More: N Total Yard Items: Total Special Features: Total: